



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**February 28, 2005**

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**SUBJECT:**           **2005-0030 – Planet Granite** [Applicant]   **Westmont Sunnyvale I** [Owner]: Application on a 1.3-acre site located at **815 Stewart Drive** in an M-S (Industrial & Service) Zoning District. (APN: 205-27-010);

Motion               Use Permit to allow a rock-climbing gym and an addition to an existing building resulting in 45% Floor Area Ratio (FAR).

**REPORT IN BRIEF**

**Existing Site Conditions**           Existing vacant research and development building

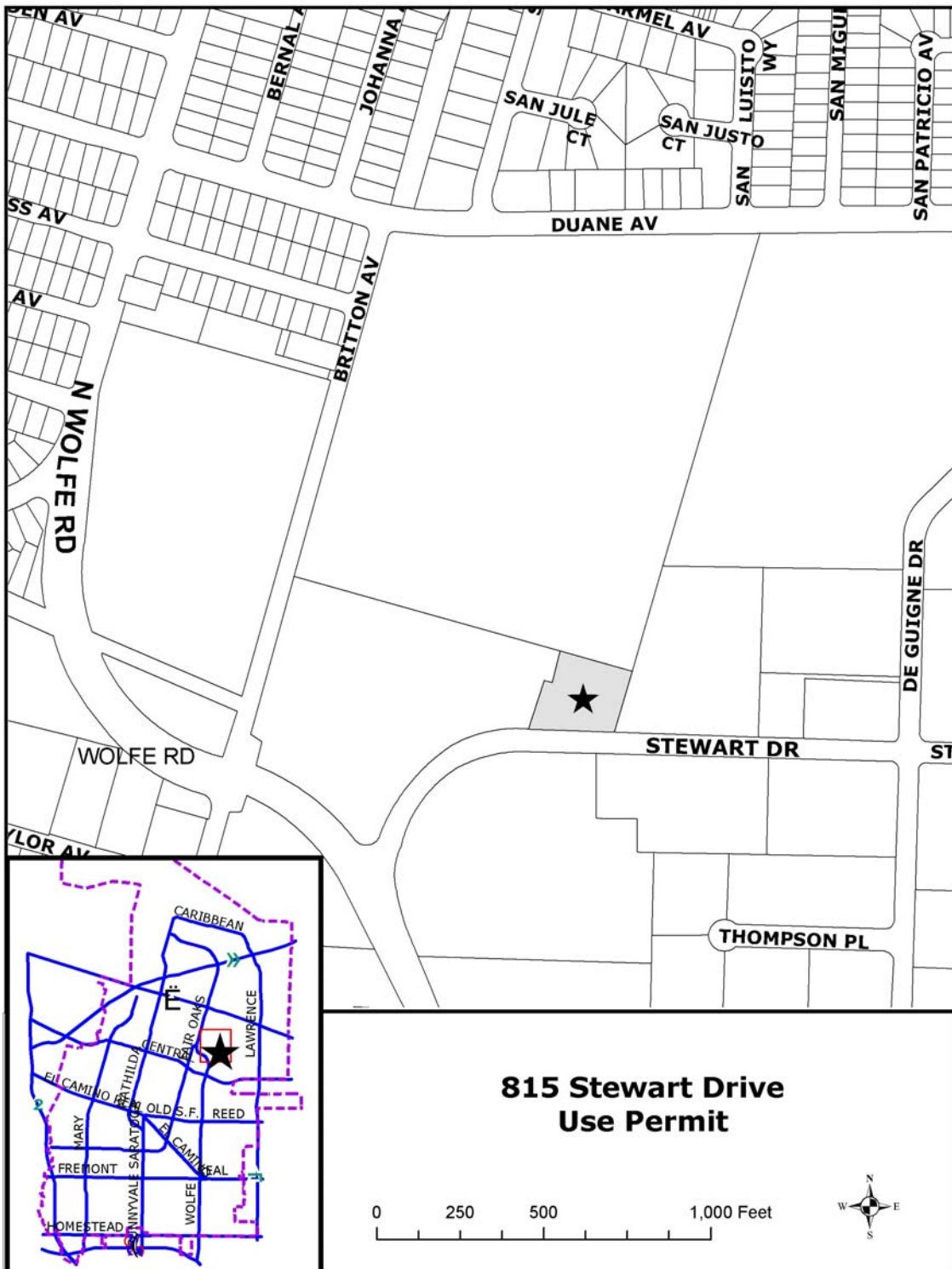
**Surrounding Land Uses**

North	King's Academy private elementary school and open play fields
South	Industrial/office
East	Industrial/office
West	Industrial/office

**Issues**                               Traffic circulation and architectural design

**Environmental Status**           A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with Conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial	Same	Industrial
<b>Zoning District</b>	M-S	Same	M-S
<b>Lot Size (s.f.) without parking easement area</b>	55,763	Same	22,500 min.
<b>Lot Size (s.f.) with parking easement area</b>	73,263	Same	22,500 min.
<b>Gross Floor Area (s.f.)</b>	20,580	24,980	25,642 without Use Permit
<b>Outside Recreation Area (s.f.)</b>	0	Approx. 900	N/A
<b>Lot Coverage (%) without parking easement area</b>	37%	45%	45% max.
<b>Lot Coverage (%) with parking easement area</b>	28%	34%	45% max.
<b>Floor Area Ratio (FAR)</b>	28%	34%	45% max.
<b>Building Height (ft.)</b>	17'	60'	75' max.
<b>No. of Stories</b>	1	1	8 max.
<b>Setbacks (Facing Property)</b>			
• <b>Front</b>	28'	28'	25' min.
• <b>Left Side w/o parking easement</b>	20'	10'	0' min.
• <b>Left Side w/parking easement</b>	99'	89'	0' min.
• <b>Right Side</b>	66'	46'	0' min.
• <b>Rear</b>	44'6"	22'6"	20' min.
<b>Landscaping (sq. ft.)</b>			
• <b>Total Landscaping with parking easement</b>	6,528	10,371	14,653 min.
• <b>Frontage Width (ft.)</b>	Varies from 1'-14'	Same	15 ft. min.
• <b>% Based on Floor Area</b>	32	41.5	10 min.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
• % Based on Parking Lot	25	27	20 min.

<b>Parking</b>			
• Total Spaces	70	78	78 min.
• Standard Spaces	66	72	72 min.
• Compact Spaces/ % of Total	6 8.5%	6 7.6%	7 max. 10%
• Accessible Spaces	1	4	4 min.
• Aisle Width (ft.)	Varies	21	20 min.
• Bicycle Parking	0	17	17 Min. Class II
• Total Spaces	70	78	78 min.
<b>Stormwater</b>			
• Impervious Surface Area (s.f.)	N/A	N/A	N/A
• Impervious Surface (%)	N/A	N/A	N/A

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

## **ANALYSIS**

### **Description of Proposed Project**

The project consists of the conversion and expansion of an existing Research and Development building (most recently operated as a data center) to a new rock climbing gym. The new building will consist of converting the existing 20,580 square foot building and adding 4,400 square feet to the rear of the existing building. The site will also be designed to include a 900 square foot outdoor climbing area immediately against the building.

The project includes a parking area on the adjacent parcel. The applicant has a permanent exclusive parking easement for the first 2 rows of parking adjacent to the property.

**Background**

The building was approved in 1967 for Aertech, an office and electronic device assembly business. The building has most recently been used by Philip's as a data center and has been vacant for approximately 2-3 years.

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
1967-0237	Rear yard variance of 10' instead of required 100' from residentially zoned property	Planning Commission approved	3/13/1967

**Environmental Review**

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment 3, Initial Study).

**Use Permit**

**Site Layout:** The proposed use is located in an existing industrial area adjoining an existing school site to the north. The Planning Commission recently approved a Lowe's retail store immediately to the south across Stewart Drive at the former Philip's property. The property is also next to a vacant Philip's research and development building and shares parking with the building. The property has frontage along Stewart Drive, which is a local area-serving road. Bike lanes and sidewalks exist along the property frontage.

Vehicle access is from 3 driveways off Stewart Drive. The eastern driveway will enter the lot and access a new reconfigured parking area on the east of the building, and will also extend along the front of the building with an exit back to the middle driveway onto Stewart Drive. The western driveway access is actually on the adjacent property, for which the applicant has an access easement. This driveway serves the largest parking area on the site, which is on the adjacent property, but for which the applicant has a permanent exclusive parking easement (Site Plan, Exhibit D).

The majority of the existing building will be retained, and a new taller section will be added. The new section will be located at the rear of the existing building and will extend to 60 feet in height. This added height is to

accommodate the climbing walls. The interior of the building will consist of climbing areas, work-out space, yoga/party areas, restrooms and retail/entry areas. The floor below the climbing walls will be a heavily padded carpet. This carpet will be able to be vacuumed to remove any dust and powder climbers use to keep their hands dry. There will be packaged energy bars, drinks and pre-made sandwiches available for sale in the retail area.

The driveway around the building will be removed and replaced with landscaping and walkways. A 900 square foot area outside the rear of the building will be used for outdoor climbing. The applicant is proposing to add a 21' high awning to the outside of the building for the purpose of adding canvas to cover the outdoor climbing walls.

The building entrance will be relocated to the west side of the building facing the main parking area. The rear of the property will be fenced to prohibit easy access to the outdoor climbing area. The rear of the property is where existing monitoring wells are located, in an area to be left unused by the proposal. Also, there is a 10' private utility easement along the eastern property line which will be left undeveloped.

*Stormwater Management:* The project qualifies as a Class II project with less than 1 acre of redevelopment. A Draft Stormwater Management Plan has been prepared and includes recommendations to include swales to convey runoff from the roof to a manhole that discharges to an on-site storm drain. Treatment controls will be provided in the bioswales, which details will be required prior to issuance of a Building Permit.

*Easements and Undergrounding:* No undergrounding is required because no new or existing overhead utilities exist on site. The applicant has a permanent exclusive easement to the two rows of parking area immediately adjacent to the west property line. There is also an access easement to this parking area from the driveway to the west. There is a 10' private utility easement along the east property line that will be left undeveloped. There is also a 25' wide PG&E easement which runs along the rear of the property, and no development or use will occur in that area.

The following Guidelines were considered in analysis of the project site design.

<b>Industrial Design Guideline (Site Layout)</b>	<b>Comments</b>
<i>Section 1, B1; Site components such as structures, parking, driveways, and out-door functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architecturally features, or disguise its less attractive scenes such as service facilities, outside storage and equipment areas, and trash enclosures through placement and design of the structure and landscaping.</i>	The building is designed so the taller section is set furthest from the street. There will be no trees removed as part of this application. All outdoor functions and service facilities will be placed along the rear of the building behind a new fence.
<i>A9; Project sites, excluding secured areas, should have convenient and safe pedestrian and automobile access to adjacent streets and service centers. On-site walkways should be linked to the public sidewalk system outside the project for ease of pedestrian access.</i>	The automobile access to the site is a challenge for the project. The majority of the parking is located on a different property, for which there is a permanent parking easement. The access to this parking area is from a driveway located on the adjacent property. There is an existing sidewalk along Stewart Drive, to which the project provides easy access.

**Architecture:** The building consists of 2 main elements. The first is the existing 21' tall concrete tilt-up portion that will be retained along the front of the property. The building will be repainted to match the design scheme of the project: tan color concrete walls with a green screen wall along the front and west side of the building. The second element is the new taller building addition behind the existing building. This section will consist of a corrugated metal material painted green with a cantilevered two-level roof extending from 32' to 60' tall that will be painted gray. The fence is proposed to be chain link, to match the perimeter fencing. The fence will enclose the trash collection areas and outdoor climbing areas (Elevations, Exhibit D).

Concern regarding the project aesthetics focuses mainly on the use of corrugated metal for the walls of the taller portion of the building. The applicant suggests that metal is a better solution for a 32'-60' tall single-story building than concrete tilt-up of steel or wood framed and stucco because of the durability and ease of maintenance. Also, according to the applicant, the

metal building at this height can better withstand wind and ground movement where there is not a second floor which can assist in creating a more structurally sound design. The design of the project with both the existing one-story concrete tilt-up and proposed taller metal walls painted to match is not inconsistent with an industrial style building.

Climbing walls are proposed for the rear outdoor area that faces the school play area to the north and the building to the east. The climbing walls along the north wall will be located under the roof canopy. The climbing walls along the east wall in the back of the property will be adjacent to the building and are left uncovered. All outdoor climbing walls will feature an awning with security covering to prevent unauthorized use of the climbing wall after hours.

The following Guidelines were considered in the analysis of the project architecture.

<b>Industrial Design Guidelines</b>	<b>Comments</b>
<i>Section II, A1; Public entrances and primary building elevations should face public streets</i>	The public entrance is not facing Stewart Drive, but towards the main parking area. The entrance is well-placed for the majority of the parking on-site, including accessible spaces.
<i>Section II, A4; Front facades of large buildings visible from a public street shall include architectural features such as reveals, windows and openings, expansion joints, changes in color, texture, and material to add interest to the building elevation.</i>	The design of the building of one-story concrete tilt-up walls in the front and taller metal walls in the back adds interest and texture to an otherwise non-descript building. The base of the building shall be painted a tan color with the taller portions painted green, which adds a new color scheme to the industrial area.
<i>B3; New buildings shall have three distinct components: base, middle and top. Define each component by horizontal and/or vertical articulation. Façade articulation may consist of changes in the wall plane, use of openings and projections, and material and color variations. Exceptions may be permitted only where a specific architectural style offers other types of building form and façade articulation, as determined by the planning staff.</i>	The building will add the three components: a tan concrete base, green metal middle and two-level shed roofs. Also, new operable windows are added along the front of the building that breaks up the height and brings the scale down. The design of one story in front and variable height taller portion behind gives both a horizontal and vertical articulation and changes the wall plane.



**Landscaping:** The project will increase the landscaping area on the site by adding landscaping in the back of the property where a driveway now exists. There are no trees being removed as part of the project. Other than landscaping the former driveway area around the back of the property and the planting of 4 new street trees, there is no change to the landscaping on site

The following Guidelines were considered in analysis of the project landscaping.

Industrial Design Guidelines	Comments
<i>Section IV, A2; All areas not in use by structures, driveways and parking spaces shall be properly landscaped.</i>	The property has some mature landscaping along the front planter strip and the front of the building. This will remain in place. The parking areas have minimal landscaping. There will be landscaping added to the back and east side of the property where a driveway which extends around the building will be removed.
<i>Section IV, B1; A minimum of a 15' wide landscape strip shall be provided along all public street frontages.</i>	The 15' wide landscape strip will not be maintained because the existing strip does not meet the requirement and no changes are planned. This is partially offset by the mature landscaping in place along the perimeter, and by 4 additional street trees to be added.

**Parking/Circulation:** The parking has been reviewed using 1 space per 400 square feet for the gym, climbing areas (indoor and outdoor) and restrooms, and 1 space per 180 square feet for the office, party rooms and retail areas. Using these criteria, the project will require 78 parking spaces. The applicant is proposing 78 spaces, including 43 on the permanent exclusive parking easement on the adjacent property.

The VTA guideline for bicycle parking for this type of use is one space per 1,500 square feet, or 17 spaces. The bicycle parking types are divided between secure and unsecured spaces. The applicant will provide 4 unsecured spaces outside the building entrance. A condition of approval requires the applicant to designate an appropriate number of parking spaces and types as well as their locations prior to issuance of building permits.

Parking and circulation are concerns because the entrance to the site is via a driveway located off-site to a parking area not owned by the applicant. The

applicant has a permanent exclusive right to use that parking, which staff has determined to be similar to ownership. The applicant also has an easement for the driveway on the adjacent property to the west for entry and exit to the parking area. The issue is that there is only one way to enter the main parking lot for the property, and that is from an adjacent property. Access to the site can be gained from the driveway at the east end of the site, but it only serves 25 spaces. The middle driveway is for egress only, and is not available for access to the main parking area.

Staff has reviewed the issue with the applicant and has looked at various options, including:

1. *Re-stripe the main parking area and the parking area in front of the building to allow entry from the middle driveway.* This would create a more obvious entry to the parking area because cars could enter the property at the driveway next to the building entrance. Staff and the applicant have discussed this option, and the applicant has shown a willingness to revise the parking lot striping, but needs to get approval from Philip's (the adjacent property owner). Staff recommends adding a condition that encourages the applicant to get the approval of Philip's to allow this restriping to occur (Condition 9E).
2. *Add a new driveway between the driveway on the adjacent property and the middle driveway.* This would allow cars to enter the parking area off Stewart Drive and park in the main lot without entering the adjacent site. The applicant has noted, however, that the adjacent property owner (Philip's) is obligated to build a new entry along Stewart Drive when they redevelop their property. Until that time, the applicant cannot build across the existing landscaping and the new driveway is not possible.
3. *Directional signs at driveway entrances.* Staff recommended adding a Planet Granite directional sign at the driveway entrance to assist in directing traffic into the lot without having to go past the driveway and making a u-turn to come back to the proper driveway. The applicant does not, however, have the right to place signs on the adjacent property, so this is not possible.

The project is a facility that relies on return customers, especially those who purchase monthly memberships and use the facility several times a week. As a result, though it is possible customers will miss the driveway to the main parking area the first visit to the facility; they will most likely not repeat that maneuver more than once.

Existing sidewalks along Stewart Drive serve the site. Also, there is an existing bike lane along the street.

The following Guidelines were considered in analysis of the project parking and circulation.

<b>Industrial Design Guidelines</b>	<b>Comments</b>
<i>Section III, A3; Pedestrian and automobile traffic paths shall be separated and conflict areas shall be minimized.</i>	Pedestrian street connections are provided through existing sidewalks and access to the site.
<i>Section III, A8; Shared driveway access between adjoining properties is encouraged</i>	This project shares a driveway with the adjoining property.
<i>Section III, A9; Parking lots shall have adequate directional signs for visitors, delivery vehicles and employees.</i>	Additional signage will be added to direct the public and service vehicles to the appropriate driveway and to ensure the project's customers do not use adjacent parking areas.

<b>Land Use and Transportation Element</b>	<b>Comments</b>
<i>Policy N1.10; Provide appropriate site access to commercial and office uses while preserving available road capacity.</i>	The driveway and parking plan is problematic because of the lack of easy and obvious entrance to the main parking area. Changing the entrance to the property and restriping the main lot would resolve the issue. If that option is not possible, placing a sign on the western driveway directing traffic to the adjacent driveway can mitigate the issue. Also, use of the facility by regular customers who learn the most efficient way into the property will reduce excessive traffic movements to enter the site. Also, signs should be added in the main parking area to prohibit parking on the adjacent property lot.

**Compliance with Development Standards/Guidelines:** The application is in compliance with development requirements and design guidelines. The design will compliment the area through the use of different materials and colors, but still in keeping with industrial design standards. Minimum parking requirements will be met through the use of the unused parking area on the adjacent lot. The circulation pattern offers the greatest challenge, but will be

mitigated with appropriate signage. The applicant has offered to redesign the driveway entrance to the adjacent lot should that property be redeveloped in the future.

**Expected Impact on the Surroundings:** The proposed recreational use is compatible with the surrounding businesses and offers a service to those who live and work in the area. The project is immediately adjacent to an existing playing field to the north and a recently approved Lowe's store to the south. The design will add a new element to the area which is both consistent with industrial design and inviting for a commercial use.

The circulation pattern is not perfect, but makes use of existing driveways and parking areas on site. Sidewalks and bike lanes exist along the property, as well.

### **Fiscal Impact**

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*Transportation Fee:* The site is subject to the Citywide Transportation Impact Fee for net new trips generated by the development. There is a net trip increase for the PM peak hours of 18 trips, which is an estimated impact fee of \$32,007.97. Impact fees increase in July 2005. The applicant is required to pay the fees in effect at the time of receiving Building Permits.

No fiscal impacts other than normal fees and taxes are expected.

### **Public Contact**

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The applicant has provided 524 letters of support from 62 residents from Sunnyvale, 7 from neighbors of the proposed facility, and 462 from outside of Sunnyvale (see Attachment F).

<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>Published in the <i>Sun</i> newspaper</li> <li>Posted on the site</li> <li>12 notices mailed to the property owners and residents within 300 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>Posted on the City of Sunnyvale's Website</li> <li>Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>Posted on the City's official notice bulletin board</li> <li>City of Sunnyvale's Website</li> <li>Recorded for SunDial</li> </ul>

## **Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings. Findings and General Plan Goals are located in Attachment 1.

**Conditions of Approval:** Conditions of Approval are located in Attachment 2.

## **Alternatives**

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1. Adopt the Negative Declaration and approve the Use Permit with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit with modified conditions.
3. Adopt the Negative Declaration and deny the Use Permit.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

**Recommendation**

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Recommend Alternative 1 to the Planning Commission.

Prepared by:

Andrew Miner  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Letter from the Applicant
- F. Letters from Other Interested Parties
- G. Photos

## **Recommended Findings - Use Permit**

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Goals and Policies that relate to this project are:

### **Land Use and Transportation Element**

**Goal C4** – *Sustain a strong local economy that contributes fiscal support for desired City services and provides a mix of jobs and commercial opportunities.*

### **Land Use and Transportation Element**

**Policy N1.7** – *Support the location of convenient retail and commercial services (e.g., restaurants and hotels) in industrial areas to support businesses, their customers and their employees.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project is an appropriate use in this area and provides commercial and recreational opportunities to the industrial area. The location compliments the area since it is on the fringe of the industrial area and immediately adjacent to a school and play area. Also, the recently approved Lowe's store is located across the street. The site can take advantage of easy access from major arterials in the City and proximity to large employment bases.
2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because it is designed to compliment both the industrial area and with the recently approved retail project across the street. The project will provide a recreational service in the City, especially for employees of the industrial area, yet is close to multi-family residential and other commercial uses. The project also complies with the development standards for architecture and landscaping. It also can take advantage of existing on-site sidewalks and the bike lanes which run along the street.

**Recommended Conditions of Approval - Use Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Use Permit for the use shall expire if the use is discontinued for a period of one year or more.
- E. The Use Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- F. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
- G. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Commission.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.



**3. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. The modified plans shall include additional details of the awning and security covers for the outside climbing walls.
- B. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- C. Fabric awnings shall be replaced at least every five years. Any change of color, materials or design and are subject to review and approval by the Director of Community Development.

**4. EXTERIOR EQUIPMENT**

- A. Any modification or expansion of unenclosed uses shall require approval from the Director of Community Development.
- B. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure.

**5. FEES**

- A. Pay Traffic Impact fee estimated at \$32,007.97, prior to issuance of a Building Permit. (SMC 3.50).

**6. LANDSCAPING**

- A. Landscape and irrigation plans shall be subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
  - 1. Four (4) new street trees (Platanus acerifolia 'Yarwood')
  - 2. Details about the landscaped area on the east side and along the rear of the property behind the fence.
- B. Provide separate meter for domestic and irrigation water systems.
- C. The landscape plan including street trees and shall be submitted and approved per the City Arborist.
- D. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- E. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
- F. All areas not required for parking, driveways, structures or other approved outdoor areas shall be landscaped.

**7. TREE PRESERVATION**

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. Tree protection measures shall be implemented both prior to issuance of any Building Permits and during construction, subject to the on-site inspection and approval by the City Arborist..
- C. The tree protection plan shall remain in place for the duration of construction.
- D. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

**8. LIGHTING**

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
- B. Sodium vapor (of illumination with an equivalent energy savings).
- C. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet.
- D. Provide photocells for on/off control of all security and area lights.
- E. All exterior security lights shall be equipped with vandal resistant covers.
- F. Wall packs shall not extend above the roof of the building.
- G. Lights shall have shields to prevent glare onto adjacent residential properties.
- H. Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements.
- I. Out-of door loudspeakers shall be prohibited.

**9. PARKING**

- A. Specify customer and employee parking areas on plans. All such areas shall be clearly marked.

- B. Specify compact parking spaces on Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.
- C. Submit a revised parking and circulation plan to the Director of Community Development for review and approval prior to issuance of a Building Permit.
- D. Applicant to make best efforts at restriping the main parking area to allow for access from the middle driveway on the plans.

**10. BICYCLE PARKING**

- A. Provide 17 Class II bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development.

**11. RECYCLING AND SOLID WASTE**

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. The required solid waste and recycling enclosure shall match the design, materials and color of the main building.
- D. The enclosure shall be of masonry construction and shall match the exterior design, materials and color of the main building.
- E. Submit a detailed recycling and solid waste plan to Director of Community Development for review and approval.
- F. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.
- G. Remove all debris, structures, area light poles, and paving from the site prior to commencement of new construction.

**12. ROOF/ROOF SCREENS**

- A. Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view to meet code requirements as noted in Sunnyvale Municipal Code Section 19.38.020.

**13. SIGNS**

- A. All existing/new signs shall be in conformance with Sunnyvale Municipal Code
- B. Supply a sign plan showing the design and location of signs related to automobile circulation, including: directional signs, no parking signs, etc.

**14. MISCELLANEOUS**

- A. Prior to commencement of new construction remove all debris, structures, area light poles, and paving from the site.